

Here Comes the Sun...

Masterful Architecture uses an artistic union of stone & wood for a contemporary West Coast design. Capitalizing on panoramic ocean, city & mountain views with walls of windows. Open concept showcases luxe detailing throughout the gallery-like setting radiating a sophisticated style. Showpiece kitchen contrasts premium SS appliances, including a Miele gas range with a brilliant white design scheme, & opens to dining rm. Living rm enhanced with statement FP. An Office/den, laundry, 2pc & garage access complete. Above your regal Master suite with walk-in, lavish 5pc en-suite & a private deck. Walkout lower with 3 bedrooms, 2 baths, rec & media rm. Phenomenal outdoor living space with multiple decks & patios, each with a different vantage point to take in the dynamic vistas. State of the Art home leaves you wanting for nothing. Prime location minutes from amenities, Bear Mountain Resort with golfing, spa, fitness center, nature trails & more!

Resort Style Living - a perfect blend of urban & nature.



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Introduction

A good home builder has a vision for the home he or she would like to construct. When inspired by good design and exceptional location, the builder can create a residence with contemporary elegance and superior functionality. So it is with this new home located on Bear Mountain, a prestigious location overlooking Victoria, Canada's finest city. Here the views are exhilarating with the expanse of forest, mountains, ocean and city as well as Mt. Baker prominent on the broad horizon.



This 4,620 sq. ft. home offers four bedrooms and five baths on a quiet cul-de-sac. Its bright, open-concept design boasts the luxury of a 3-floor elevator, high ceilings, floor-to-ceiling windows, two impressive gas fireplaces, a state-of-the-art kitchen, and sprawling balconies to observe the immense views.

Initial Encounter



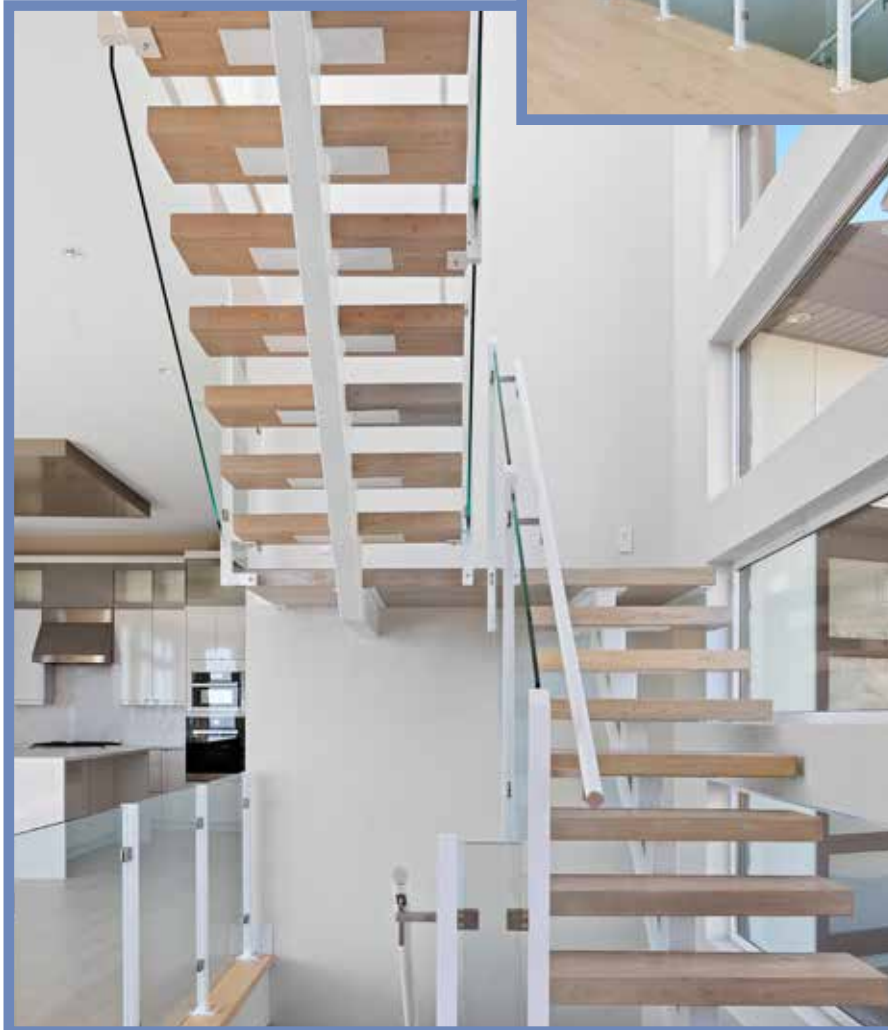
The gentle curves up Bear Mountain lead past hillsides with rock protrusions, various greens of trees and shrubs, blossoms, and homes that reflect meticulously cared-for landscaping. At 1163 Navigation Court the panoramic views are captivating, the new home elegant in its off-white, cement-fibre siding, wood-and-stone features and black trim.

The roof is standing-seam metal. The wall, window and doorway designs are modern and elegant. The angled double garage with its translucent window-horizontals complement the picture. Parking is easy for 6-plus vehicles. A variety of ornamental plants line the driveway.



Entrance Features

At the entry, the one-step front doorway comes with 5 horizontal, translucent glass panels echoing adjacent window-horizontals. A glass-and-steel overhead for protection against the elements. Inside entry is spacious with a sweeping look of the ultra-modern interior, an extensive living-dining space with 11 ft. ceiling height, and brightness beaming in through large windows.



The stairway on the right is a work of art. The door on the left reveals the convenient 3-level elevator with its stainless-steel handrail and control panel. On the next left is the walk-in coat closet with organizer.



Living Dining

The 19 x 18 ft. living space reveals 7.5 in. wide engineered white-oak flooring. On the left, the centred fireplace feature comes with a slim-line, black gas fireplace below and a pot-lit, high alcove above. The deep gray, floor-to-ceiling, architectural backdrop for the fireplace and alcove is tasteful. Tall narrow windows flank this backdrop, and reveal distant views. At the base of each window is a window-seat cabinet-combination set off in dual-gray colours.

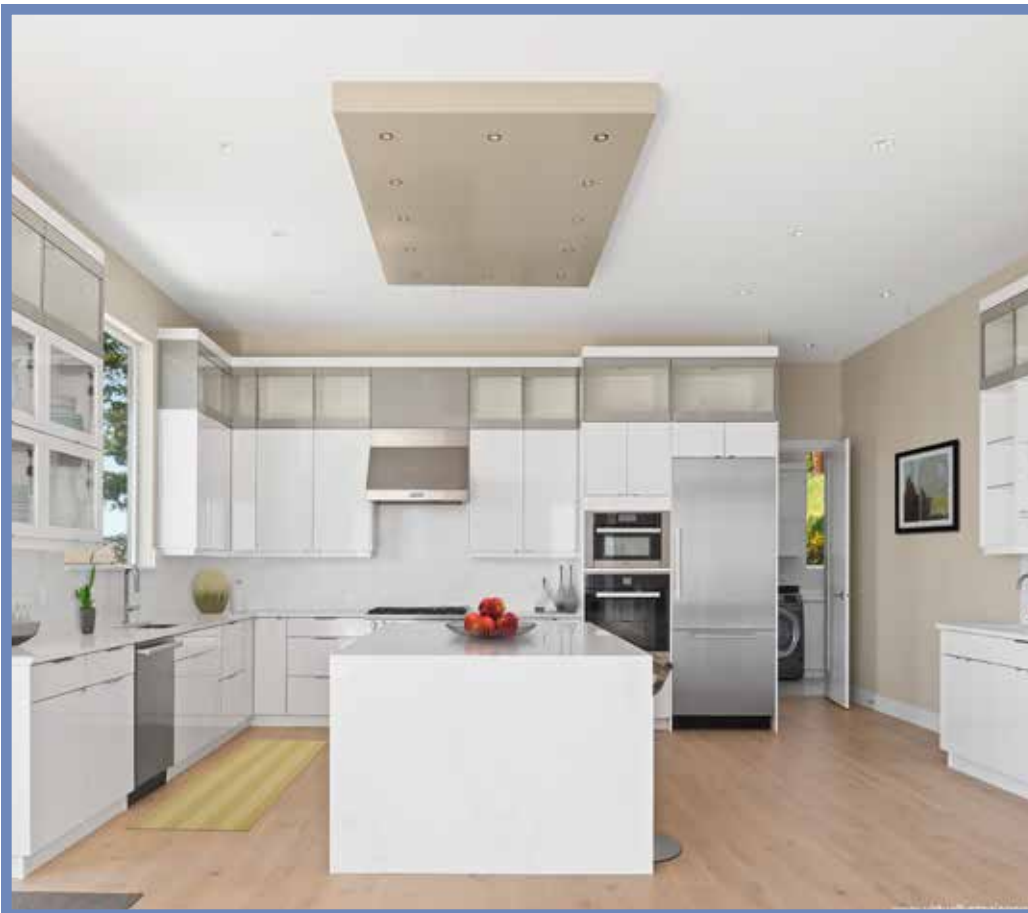


The far wall features four more tall windows with fantastic views. Large, sliding-glass patio doors (transom windows above) lead to the sprawling 52 x 20 ft. balcony with its hi-tech flooring: 12 x 12 in. interlocking gray tiles made from engineered polymer (impervious to mold, mildew, rot and insects). Black-steel and glass-panel railings offer breeze protection and unhindered views. The 18 x 15 ft. dining area easily accommodates a large dining table with seating for multiple dinner guests. Dinner parties will easily flow from the living room to dining, to the balcony...with cool cocktails and stimulating conversation.



Kitchen Bliss

Wide open to the dining/living area, the chef's kitchen is spacious at 22 x 14 ft. A large island takes centre stage here with its "waterfall" Caesarstone countertop, storage space with pantry-type pullouts, and barstool seating for six. The elegant white acrylic kitchen cabinets are accented by gray glass-front display cabinets above, and a white display cabinet on the left. Minimalist design door pulls in stainless steel enhance the contemporary look.



A four container recycle pullout with a large view window above the sink, and hot water on-demand are great features...as are the pro-grade, stainless-steel Miele appliances, including the 6-burner gas stove-top with mod-vent above, and wall oven with microwave above that. On the right side of the kitchen sits the bar unit with its glass shelving, wine- and wineglass rack, and bar sink below. Adjacent is the pantry with its wood-tray pullouts. The culinary prep space on the Caesarstone countertops is excellent, storage space is generous, and the kitchen flooring is a continuation of the white oak.

More Main Floor Discoveries



Next to the pantry is the powder room with its Calcutta marble floor, white vanity with bowl-sink and mod-faucet, and large mirror above, topped with a slim-line light fixture. A short hallway at the right of the kitchen leads to a 14 x 11 office/den with its four tall, narrow windows giving evergreen views. Two of the windows open for fresh-air breezes. Flooring is in white oak.

Next to the den, the spacious laundry room comes with large Samsung washer/dryer and white upper-lower cabinets for plenty of storage. Countertops in Caesarstone, flooring in white Calcutta marble, a sink unit, a window opening to hillside views, and the bench seating/storage unit make for a very practical and lovely laundry set-up. At the far end of the laundry room a doorway leads into the 27 x 26 ft. double garage. Here wide, narrow windows top one wall and translucent window-horizontals shape the garage doors. Garage space provides room for all kinds of storage, as well as the possibility of setting up a workshop. The garage is convenient to the kitchen for unloading groceries.



The Upper Floor

The floating stairway to the right of the main entrance shows off white steel-and-glass railings, laminate stairs matching the white-oak flooring, and stacked horizontal windows on the wall.



On this second level central sitting area, the elevator door is located across from the stairway. Next to this is a 2-piece bath again with Calcutta marble floors, white vanity with Caesarstone countertop, modern sink-and-faucet, large mirror, and fresh-air window above the toilet.

The sitting area offers choices as to furnishings and overall usage of the space. The far wall's 3 large windows overlook the balcony and views below. A glassed patio door swings open to the 27 x17 ft. balcony stretching out over the panorama. The hi-tech, engineered polymer deck-flooring and black steel-and-glass railings are again purposeful.

Master Suite

To the right of the stairway is the master bedroom with its 22 x 17 ft. expanse (9 ft. ceiling height). Three large windows overlook evergreen treetops and the city. Four smaller windows admit additional views and daylight. Space wise, this master offers room for a king bed, and numerous furniture pieces. The flooring is engineered white oak.



A glassed door leads out to the previous balcony space which also connects to a second balcony (23 x 14 ft.) stretching out in front of the master bedroom.

At the far end of the bedroom comes the large ensuite. Here, the white Calcutta marble flooring carries on to the large shower enclosure with its glassed front and rain-shower head.



The rectangular soaker tub stands prominent beneath two large frosted windows. A second fresh-air window is located above the toilet. The large white vanity features dual sinks, mod-faucets and a large mirror above. The heated floor in this spa-style, beautiful space feels amazing. Then there's the 16 x 10 ft. walk-in closet, where organization reigns supreme with multiple shelving units, drawers, pull-out trays, clothes-hanging units and a massive mirror. Transom windows offer light, and the feeling is one of complete luxury.



Lower Floor Offerings



The lower floor with its 9 ft. ceilings and elevator directly across the stairway opens to the family room (20 x 18 ft.), with its gray feature wall and narrow, horizontal gas fireplace, plus space for a wide-screen TV above. Tastefully designed storage cabinets with floating shelves above flank each side of the fireplace structure.

On the opposite side of the family room, there's a wide wet-bar with stainless-steel bar fridge, and white lower cabinetry with Caesarstone top. Above, two glass-door, tall cabinet units are centred with shelving, wine rack and wineglass rack. Floors are in engineered white oak. What a fabulous room to entertain guests, and relax! A floor-to-ceiling window and patio-door combo leads onto the covered patio (38 x 15 ft.) with its views. Distinguished looking black-iron fencing surrounds the patio. There is an excellent flow for entertaining here.



Bedrooms and Baths



To the left of the feature wall with romantic fireplace, one enters a 14 x 14 ft. bedroom, soft carpeted in off-white. Four large windows reveal tree close-ups and distant panoramas. A generous closet with organizer, and a doorway to the guest bathroom makes this an excellent bedroom for family or guests.

The guest bath, also connecting to the family room, shows off a large white vanity with Caesarstone top, designer sink-and-faucet, large mirror with light fixture, and that same lovely flooring in white Calcutta marble, which is also utilized in the shower enclosure. The shower is spacious, and reveals a glass-door front and rain-shower head, plus a hand-held shower attachment. There is a generous linen closet to the right of the shower stall, and nothing has been forgotten.



Media Room

Two additional bedrooms are accessed via a hallway past the bar area of the family room. Each of these bedrooms, similar in size, features off-white carpet, closets with organizers, and windows with sylvan views. A Jack-and-Jill bathroom separates the bedrooms. This bath comes with a shower-tub combo. There is excellent storage shelving to the right of the tub.



On the immediate right of the hallway past the bar area, a media room (14 x 11 ft.) allows set-up for another TV, a sound system, and maybe electric guitars and amps. Other options include an arts-and-crafts studio, reading room, or a study. On the right is the home's utility room. This fine residence offers summer-winter comfort with its ductless heat pump system.

Outdoor Spaces and Amenities

This beautiful haven's 10,000 sq. ft. lot is designed for minimal upkeep. The property is outlined by modern black-iron fencing that encloses a mix of rockery, short palms, yucca, rhododendrons, and ornamental shrubs and grasses. The key features of outdoor living here are the massive balconies and patio, all designed to maximize views. There are the exceptional amenities nearby such as the Bear Mountain Golf and Country Club with its Jack Nicklaus-designed, 36-hole golf course and tennis courts. The Westin Hotel, five minutes away, serves fine-and-fresh dining at Bella, house-made pasta specialties, seafood and steak and hand-crafted cocktails at the Master's Patio and Fire Lounge.

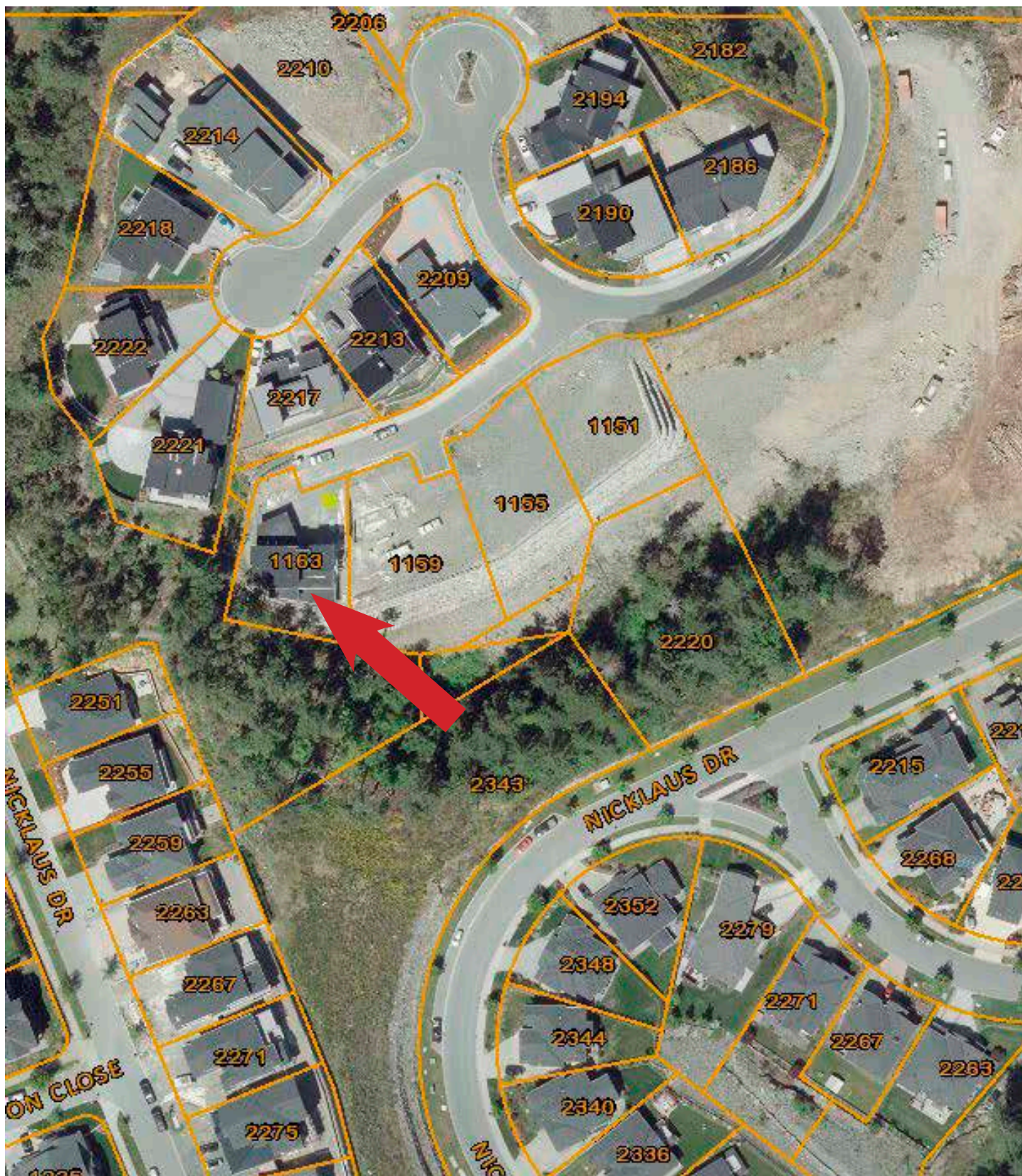
Bear Mountain Bike Park, home to Canada's National Mountain Bike Association, presents a challenging network of bike trails. Millstream Village (less than 10-minutes away) has The Market for all grocery needs, Everything Wine (the Island's largest wine store) and Milestones Grill and Bar with its varied menu. Nearby Costco, Home Depot, Starbucks and a multi-mix of other shops and services are all conveniently located. Langford shopping is minutes away, and Victoria shopping is only 20-minutes distant. This is the wonder of Bear Mountain living... you are close to everything, and yet far from the Madding Crowd, enjoying peace and quiet, and mesmerizing ocean and mountain views from an exclusive location. Your new home is waiting for you!



Bear Mountain Resort Map



Aerial View



Property Statistics

PID:	028-878-281	Bedrooms:	4
Plan:	EPP18069	Bathrooms:	5
Lot:	14	Kitchens:	1
Sec:	83	Flooring:	Tile, Hardwood, Carpet.
Land District:	24	Heating:	Forced Air, Gas Fireplace Heat Pump, Air Conditioning
Taxes:	\$6,349 (2018)	Fuel:	Electric, Natural Gas
Lot Size:	0.23 Acre/10,029 ft ²	Fireplace:	Natural Gas
Year Built:	2016	Roof:	Metal
House Area:	4,620 ft ²	Parking:	Double garage
Upper Floor:	1,156 ft ²	Water:	Municipal
Lower Floor:	1705 ft ²	Waste:	Sewer
Main Floor:	1,667 ft ²		
Decks & Patios:	2,010 ft ²		



All details, figures and approximate measurements have been obtained from sources deemed to be reliable, but are not warranted or guaranteed to be correct by Engel & Völkers Vancouver Island, or its agents.

If information is important, please acquire an independent verification.

Disclaimer - some photos have been virtually staged.

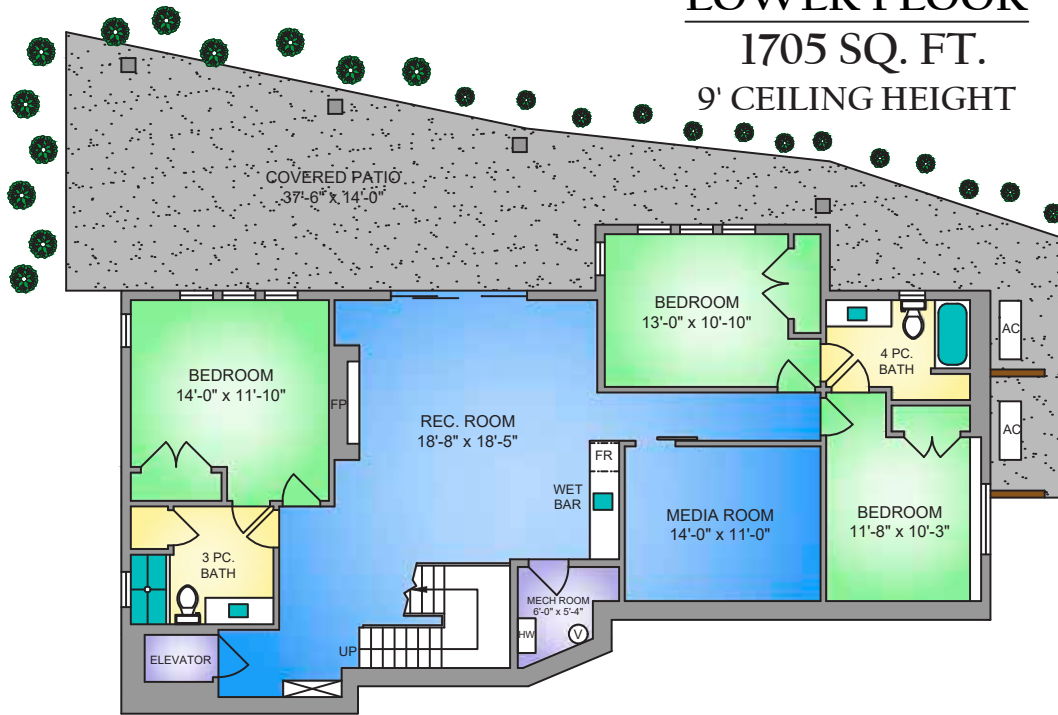
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Floor Plans

LOWER FLOOR

1705 SQ. FT.

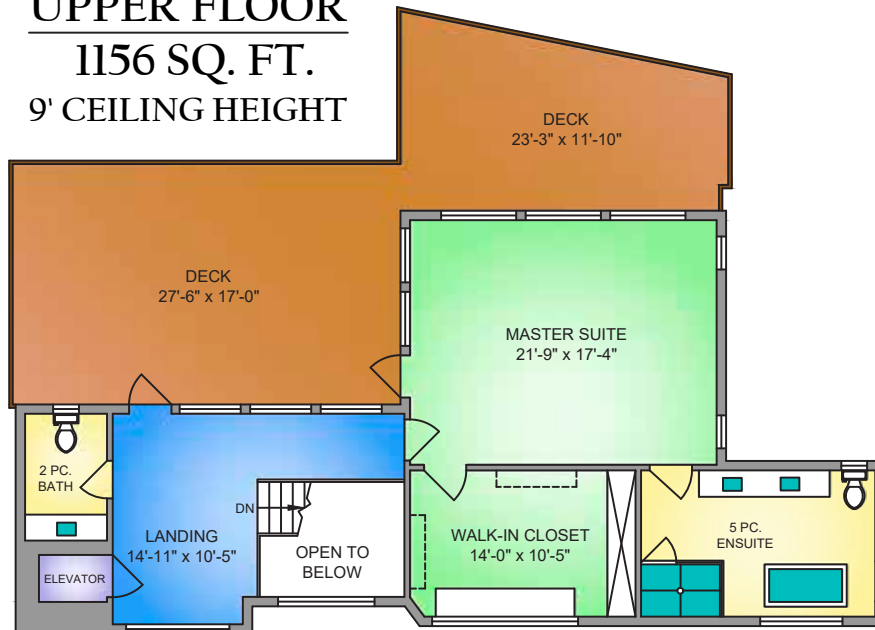
9' CEILING HEIGHT



UPPER FLOOR

1156 SQ. FT.

9' CEILING HEIGHT

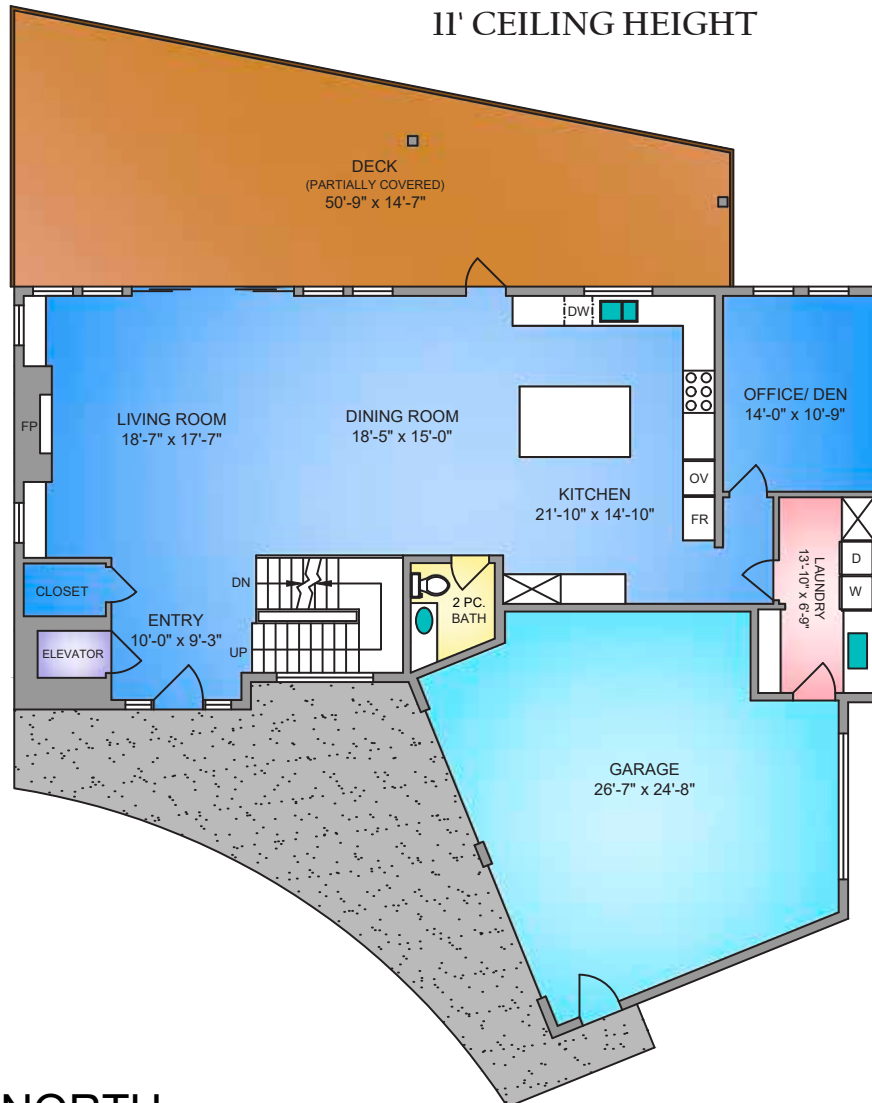


Floor Plans

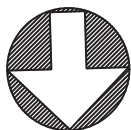
MAIN FLOOR

1667 SQ. FT.

11' CEILING HEIGHT



NORTH



0' 5' 10'
SCALE

1163 NAVIGATION COURT MAY 13, 2019			
PREPARED FOR THE EXCLUSIVE USE OF MARILYN BALL & LINDA BROWN PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.			
FLOOR	AREA (SQ. FT.)		
	FINISHED	GARAGE	DECK / PATIO
MAIN	1667	668	738
UPPER	1156	-	742
LOWER	1705	-	817
TOTAL	4528	668	2297



1163 Navigation Court